

TRANSFER  
TAX  
PAID**WARRANTY DEED**

Know All Men By These Presents

**000111**

37-135-12  
# 17410

That **Mainely Rental, Inc.**, a Maine Corporation, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **246 KMD Corp.**, a Maine corporation, with its principal place of business in Waterville, County of Kennebec and State of Maine, the receipt whereof it does hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said 246 KMD Corp., its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A one-half (1/2) interest in and to the UNIT known and designated as Unit One in Building #2 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 thru E-87064 and Plan File E-88166 and by Rowe & Wendell, Surveyors, and John Whipple Architects in Plan Files E-90273 thru E-90277. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3402, Page 203 and re-recorded in Book 3407, Page 265, and an amendment dated September 6, 1990 and recorded in said Registry in Book 3844, Page 71 and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING a portion of the premises conveyed to Mainely Rental, Inc., by Warranty Deed from Richard W. Banks dated November 29, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4813, Page 7.

SUBJECT, HOWEVER, to a Mortgage Deed given by Mainely Rental, Inc. and Marc S. Golden to Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 116, which Mortgage, and the underlying debt, the Grantee, by acceptance of this Warranty Deed, assumes and personally agrees to pay. Subject also to a UCC-1 Financing Statement to Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 121 and an Assignment of Leases and Rentals to

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Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 122.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said 246 KMD Corp., its successors and assigns, to it and its use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Mainely Rental, Inc., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Sharon D. Banks, its President thereunto duly authorized this 29 day of December, 1998.

Signed, Sealed and Delivered  
in the presence of

Mainely Rental, Inc.

Beverly Haney  
Witness

By: Sharon D. Banks  
Sharon D. Banks  
Its: President

STATE OF MISSISSIPPI  
County of Monroe, ss.

Date: December 29, 1998

Personally appeared the above-named Sharon D. Banks, President of said corporation as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her capacity, and the free act and deed of said corporation.

Before me,

Beth W. Walker  
Notary Public

Printed name: Beth W. Walker

My comm. exp: NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.  
MY COMMISSION EXPIRES: JAN. 7, 2002.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
(Seal)

RECEIVED KENNEBEC SS.

1999 JAN -5 AM 9:00

ATTEST: Norma Reed Moore  
REGISTER OF DEEDS

